

174.A

0009

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

855,500 / 855,500

USE VALUE:

855,500 / 855,500

ASSESSED:

855,500 / 855,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		WILLIAMS ST, ARLINGTON

OWNERSHIP	Unit #:	18
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Owner 1: ZHOU TIANYANG

Owner 2: PANG ANGE

Owner 3:

Street 1: 18 WILLIAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: RAO ARUN/APARNA -

Owner 2: -

Street 1: 18 WILLIAMS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1999, having primarily Clapboard Exterior and 2124 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7455																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	850,200	5,300		855,500		
Total Card	0.000	850,200	5,300		855,500	Entered Lot Size	
Total Parcel	0.000	850,200	5,300		855,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	402.78	/Parcel: 402.7	Land Unit Type:	

Total Card / Total Parcel  
855,500 / 855,500  
APPRAISED:  
855,500 / 855,500  
USE VALUE:  
855,500 / 855,500  
ASSESSED:  
855,500 / 855,500



Patriot Properties Inc.  
USER DEFINED

!14437!

**PRINT**

Date	Time
12/11/20	04:17:32
Last Rev	
Date	Time
04/17/19	12:42:07

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	837,600	5300	.		842,900	842,900	Year End Roll	12/18/2019
2019	102	FV	734,500	5500	.		740,000	740,000	Year End Roll	1/3/2019
2018	102	FV	651,000	5500	.		656,500	656,500	Year End Roll	12/20/2017
2017	102	FV	594,600	5500	.		600,100	600,100	Year End Roll	1/3/2017
2016	102	FV	594,600	5500	.		600,100	600,100	Year End	1/4/2016
2015	102	FV	562,000	5600	.		567,600	567,600	Year End Roll	12/11/2014
2014	102	FV	536,900	5600	.		542,500	542,500	Year End Roll	12/16/2013
2013	102	FV	536,900	5600	.		542,500	542,500		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAO ARUN/APARNA	71439-144	1	8/7/2018		925,000	No	No		
LIAN TSONG FAR	42929-413		6/2/2004		612,000	No	No		
GRANITE HOLDING	31421-051		5/19/2000		455,000	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
9/26/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

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### EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	N - NONE

### BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

### OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

### GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1999
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

### DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

### CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.14435029
Const Adj.:	0.99989998
Adj \$ / SQ:	337.550
Other Features:	105745
Grade Factor:	1.10
NBHD Inf:	1.07000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	968319
Depreciation:	118135
Depreciated Total:	850184

### COMMENTS

HOUSE DEMOLISHED 7/99 ; EST 100% COMP, CONDOS.

### SKETCH

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 4 Baths: 2 HB: 1	

### REMODELING

### RES BREAKDOWN

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	8
4	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub % Area	Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	2,124	337.550	716,955					
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